

159.0

Map

0011

Block

0015.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 817,000 /

USE VALUE: 817,000 /

ASSESSed: 817,000 /

Total Card /

Total Parcel

817,000

817,000

817,000

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No

Alt No

Direction/Street/City

56

GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HARTLINE ADRIAN & SARAH

Owner 2:

Owner 3:

Street 1: 56 GEORGE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02476

Type:

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

101

6000.000

396,300

700

420,000

817,000

Total Card

0.138

396,300

700

420,000

817,000

Total Parcel

0.138

396,300

700

420,000

817,000

Source: Market Adj Cost

Total Value per SQ Unit /Card: 453.89

/Parcel: 453.89

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date

08/18/18

Parcel ID

159.0-0011-0015.0

PREVIOUS ASSESSMENT

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

101

FV

396,300

700

6,000.

420,000

817,000

Year end

12/23/2021

2021

101

FV

383,800

700

6,000.

420,000

804,500

Year End Roll

12/10/2020

2020

101

FV

383,800

700

6,000.

420,000

804,500

804,500

Year End Roll

12/18/2019

2019

101

FV

314,500

700

6,000.

420,000

735,200

735,200

Year End Roll

1/3/2019

2018

101

FV

316,300

700

6,000.

354,000

671,000

671,000

Year End Roll

12/20/2017

2017

101

FV

316,300

700

6,000.

324,000

641,000

641,000

Year End Roll

1/3/2017

2016

101

FV

316,300

700

6,000.

276,000

593,000

593,000

Year End

1/4/2016

2015

101

FV

292,600

800

6,000.

240,000

533,400

533,400

Year End Roll

12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

HOBBS WILLIAM E

71816-53

1

10/30/2018

931,000

No

No

SANDERS BRENT/J

64011-72

7/31/2014

740,000

No

No

CARNEY JOHN

35730-215

6/21/2002

Family

370,000

No

No

CARNEY JOHN

35466-145

5/4/2002

370,000

No

No

11992-103

5/3/1971

25,000

No

No

N

NARRATIVE DESCRIPTION

OTHER ASSESSMENTS

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1946, having primarily Vinyl Exterior and 1800 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

LAND SECTION (First 7 lines only)

Item

Code

Description

%

Item

Code

Description

Z

R1

SINGLE FA

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

1

Level

s

Street

t

Gas:

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Influ

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

101

One Family

6000

Sq. Ft.

Site

0

70.

1.00

7

420,000

420,000

Activity Information

Sign:

VERIFICATION OF VISIT NOT DATA

____/____/____

Total AC/HA: 0.13774

Total SF/SM: 6000

Parcel LUC: 101

One Family

Prime NB Desc

ARLINGTON

Total: 420,000

Spl Credit

Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

159.0

Map

0011

Block

0015.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 817,000 /

USE VALUE: 817,000 /

ASSESSed: 817,000 /

Total Card /

Total Parcel

817,000

817,000

817,000

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No

Alt No

Direction/Street/City

56

GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HARTLINE ADRIAN & SARAH

Owner 2:

Owner 3:

Street 1: 56 GEORGE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02476

Type:

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

101

6000.000

396,300

700

420,000

817,000

Total Card

0.138

396,300

700

420,000

817,000

Total Parcel

0.138

396,300

700

420,000

817,000

Source: Market Adj Cost

Total Value per SQ Unit /Card: 453.89

/Parcel: 453.89

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date

08/18/18

Parcel ID

159.0-0011-0015.0

PREVIOUS ASSESSMENT

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

101

FV

396,300

700

6,000.

420,000

817,000

Year end

12/23/2021

2021

101

FV

383,800

700

6,000.

420,000

804,500

Year End Roll

12/10/2020

2020

101

FV

383,800

700

6,000.

420,000

804,500

804,500

Year End Roll

12/18/2019

2019

101

FV

314,500

700

6,000.

420,000

735,200

735,200

Year End Roll

1/3/2019

2018

101

FV

316,300

700

6,000.

354,000

671,000

671,000

Year End Roll

12/20/2017

2017

101

FV

316,300

700

6,000.

324,000

641,000

641,000

Year End Roll

1/3/2017

2016

101

FV

316,300

700

6,000.

276,000

593,000

593,000

Year End

1/4/2016

2015

101

FV

292,600

800

6,000.

240,000

533,400

533,400

Year End Roll

12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

HOBBS WILLIAM E

71816-53

1

10/30/2018

931,000

No

No

SANDERS BRENT/J

64011-72

7/31/2014

740,000

No

No

CARNEY JOHN

35730-215

6/21/2002

Family

370,000

No

No

CARNEY JOHN

35466-145

5/4/2002

370,000

No

No

11992-103

5/3/1971

25,000

No

No

N

NARRATIVE DESCRIPTION

OTHER ASSESSMENTS

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1946, having primarily Vinyl Exterior and 1800 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

LAND SECTION (First 7 lines only)

Item

Code

Description

%

Item

Code

Description

Z

R1

SINGLE FA

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

1

Level

s

Street

t

Gas:

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Influ

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

101

One Family

6000

Sq. Ft.

Site

0

70.

1.00

7

420,000

420,000

Activity Information

Sign:

VERIFICATION OF VISIT NOT DATA

____/____/____

Total AC/HA: 0.13774

Total SF/SM: 6000

Parcel LUC: 101

One Family

Prime NB Desc

ARLINGTON

Total: 420,000

Spl Credit

Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

